

Washington Real Estate Shows Continued Activity

APARTMENT HOUSES BEING CONSTRUCTED

Character of Buildings to Live in Changing in Capital.

Realizing that for the next three years at least, Washington probably will enjoy its greatest prosperity, real estate operators and contractors have been rushing the construction of apartment houses and desirable residences practically all over town.

Washington is fast becoming an "apartment house" city. New York was probably the first city in the country to start apartment house building on a large scale, due to the enormous population, and was followed by Chicago. Other cities throughout the country then fell in line, and now the Capital is rapidly forging to the front in constructing high class apartment houses, work

of construction on many of them being started late this summer.

Notwithstanding the fact that the summer months are usually the dull part of the year as regards new building operations, activities in this city are marked.

In addition to the construction of apartment houses and residences, work of construction on several big office buildings is being rushed, as much space in the city is at a premium now, with vastly increased demands for such space a prospect in the immediate future.

Real Estate Personalities.

A detached house in Saul's Addition, owned by Otis T. Cartwright, located at No. 408 Georgia avenue northwest, was sold to John T. Money. The house contains ten rooms and bath, hot water heat, and all modern conveniences. The lot is 45 by 100. The new owner will make extensive improvements, including two additional stories, and the property will be occupied as a home.

A three-story brick house containing ten rooms, two baths, hot water heat and electric lights, situated at No. 128 Irving street northwest, was sold to Martin L. Sterling. The house was built about five years ago by George Koehler and belonged to the estate of George H. Zellers. The property will be held as an investment.

A brick bungalow, recently completed by Horace G. Smith at No. 1230 Farragut street northwest, was sold to a purchaser for a home. The bungalow contains eight rooms, two baths, large cement porch, and two porches. The interior arrangement is attractive having a large living room with open fire place. The lot is 45 by 150. This completes the sale of a block of detached houses and bungalows built by Mr. Smith.

Two new Chevy Chase houses known as No. 3065 and 3068 Morrison street, were sold to Mrs. Priscilla Krum and Miss Ada B. Krum. These are semi-detached colonial houses, each house having ten rooms, two baths, hot water heat, electric lights, oak floors, large living room and porches.

The property at No. 1205 Harvard street, was sold to Mrs. Katherine E. Mehl, who purchased by Max Janof, who will occupy the property for a home. This house is one of a number of houses built several years ago by Francis J. Blundon, having nine rooms and bath, electric lights and heated with hot water. The house is situated on a deep lot to paved alley.

One of the Midway and Shannon, Inc. houses at No. 2011 park road northwest, was purchased by Robert L. Burwell. The improvements consisting of a ten-room colonial house with hot water heat, electric lights, oak floors and two baths. There is also a large garage on the property. The lot is 25 by 150 to 20-foot paved alley.

An attractive home in Cleveland Park, located at No. 3925 Macomb street, was sold to Dr. J. M. Sterrett. The house is at the corner of Macomb street and Ross place, and was built two years ago by Harry Kite. The improvements are of frame, with cedar clappings and green shutters. There are eleven rooms, four baths and all up-to-date conveniences.

Sale of three six-room houses on Otis street northwest, were made by L. E. Breuninger & Sons.

Sale of five modern residence properties including a new seven-room bungalow is reported by Shannon & Lucks for the week.

Sale of eight residence properties was reported for the week by Boss & Phelps.

Electrification of steam railroads in the United States last year brought to the total of such equipment up to about 2,500 miles.



ATTRACTIVE HOMES recently completed by L. E. Breuninger & Sons in their new subdivision.

DISTRICT NATIONAL BANK WILL BUILD HANDSOME ADDITIONS TO STRUCTURE

Additions to the District National Bank are to be erected which will mean the occupancy of the entire lot on the west side of the present building, 25 by 113 feet, to a 30-foot alley. The front of the building will be 65 feet 4 inches.

The addition will be of terra cotta and limestone and ten stories high, following out the present architectural idea, leaving the main entrance to the bank and building as at present, with the lobby more than twice as large as at present. The entire expense of the ceiling of the banking room will be 40 by 61 feet, and the bank lobby will be 37 by 42 feet in the clear.

The safe deposit department will remain in the basement largely increased in size, the entrance to which will be from the west side by a marble stairway, 6 feet wide.

The new office of the president will be in the newly acquired portion, in the immediate front of the bank, and the room occupied will be 23 by 21 feet. The cashier will be in the lobby, immediately to the right of the main entrance door, and offices for assistants and clerks will be in the rear of the lobby. The building will be on the extreme western side of lobby. There will be five elevators cages added to those already in use.

COAST SINKING INTO THE SEA.

There is always something to worry about. First it was Halley's comet. Next it was seventeen-year locusts. Then it was caterpillars, and now we are told that the Eastern end of this country is slowly but surely sinking beneath the billowy waves of the Atlantic Ocean.

Think of it! In a million years or so there may not even be a frog-rest on the other side of the Delaware River, and here the people of us are without a pair of hip-boots to our blessed name!

An eminent Professor Somebody claims to have made this startling discovery about fifty years ago. He positively declares that the original sage, oracle or forecaster, whichever you wish, was no piker, no prophet of the goosebump breed, and that the coast is actually sinking, going down, ker-plunk—at the rate of two feet in a hundred years.

Isn't that enough to make you sigh some? Isn't there enough in the doleful declaration to make you wish that you had lived in the happy long ago, when things didn't happen with such nerve-racking rapidity? Well, rather, particularly when you take your head in both hands and give the matter a large lump of serious thought.

With the Jersey coast sinking along with the rest at the rate of two feet in a hundred years, one can readily see that, in a very short time, somewhere about a hundred thousand annuities, perhaps, we will have to spend our week-end holidays in Fairmont Park or fishing up in front of the House of Correction instead of going to Atlantic City. By that time, unless an inventive genius develops a patent coast-sink arrester, Atlantic City will be way out beyond the fish ponds, and lovely mermaids will be using the roofs of the big hotels for aquatic couches.

Then there is Anglesea. Now you have beat it ninety miles across New Jersey to haul out the mackerel and bass. Eventually, perhaps in 1917, you may be able to make a pretty fair catch at Pitman or Westmont. Then again you may be able to do a little crabbing in Newton Creek, or take an automobile ride over to the Cape May lighthouse, at Broadway and Federal streets, in Camden.

The direful declaration of the eminent Professor Somebody naturally causes great concern. And yet, glinting through the dark outlook, there is one little ray of light. At the present time it costs \$2 to go to Atlantic City. As the coast sinks, the distance will decrease, and it may not be more than a million years before one can make the trip for a nickel.—Philadelphia Telegraph.

AVAILANCHE WARNINGS.

In the Cascade Range and the Rocky Mountains of the northwest United States, more or less destruction of life and property is occasioned every winter by avalanches. During the winter of 1909-10, the deaths from this cause amounted to more than a hundred, and several hundred thousand dollars' worth of property was destroyed. During the past winter the district forecaster of the Weather Bureau at Portland, Oregon, Mr. E. A. Beals, inaugurated the practice of issuing special warnings whenever the approach of warm and windy weather, with rain, favors the occurrence of these disasters. The warnings thus far issued have been fully verified.

The bookkeeping department will be on the main floor of the bank, running to the alley, and will be a room 23 by 36 feet, and in this room to one end will be a reinforced concrete book vault. This room will be lighted by large windows running to the ceiling and surrounding the room on three sides with a skylight in a portion of the roof.

The bank will be lighted from the rear and east and west sides and ceiling near the center by a skylight 13 by 40 feet.

The same architectural design of the bank's ceiling will be carried out as in the present building.

Under the mezzanine floor, over the bookkeeping department, will be two rooms, one for the remittance department, or correspondence clerks, and the other for the board of directors, all elegantly lighted and ventilated.

The building will be fireproof construction throughout.

There will be added to the building seventy-two commodious and well-lighted office rooms.

The sale of the site was made by N. L. Sansbury, president of N. L. Sansbury Company, for Christian Heurich, the price being about \$100,000.

COMFORTABLE OBSERVATORY.

A very interesting illustrated article by Russell W. Porter, in Popular Astronomy, deals with the problem of constructing an observatory in which the astronomer may enjoy a comfortable temperature on cold winter nights. Previous attempts to solve this problem appear to have been limited to refracting telescopes, including the equatorial coude in Paris, the Hartness turret telescope at Springfield, Vt., the Gerrish polar instrument at Harvard, and the Shaler telescope at Cambridge, England. The author, however, has built adjoining his house a small observatory, above the roof of which he has installed a 16-inch reflector in conjunction with a siderostat, all the optical parts, except the eyepiece, being external to the observing room. The siderostat is driven by a clock and is fitted with setting circles, so that the observer at the eyepiece can bring any part of the heavens within the field of view, except a small region about the north pole, which is cut off by the housing of the instrument. The observer sits in a comfortable chair in a room lighted and heated like the rest of the house. Apart from the light due to the use of the siderostat, the only serious disadvantage of this device appears to be the condensation of moisture on the three mirrors, which on some nights proves very troublesome.

Snowstorms in Great Britain.

Strange to say, while the British Rainfall Commission, with its great corps of observers, for years maintained very thorough observations of precipitation, no systematic attempts have been made by this service to measure snowfall, since it is impossible to furnish comprehensive and authoritative figures regarding the great snowstorms which occurred in England, Wales and Southern Scotland last February and March, culminating in a destructive blizzard on March 28. From the information available, however, it is evident that the storms were quite exceptional; especially the view of their occurrence so late in the season. The storm of the 28th demoralized railway traffic on most of the main lines. In the hill districts of the Peak, the Cotswolds and Exmoor many villages were snowbound, while sheep were buried beneath gigantic drifts, estimated in some cases as forty feet deep.

A NOVEL DINNER BELL.

A camp cook whose only means of calling the members of his party was pounding on a pan with a knife handle was unable to make them hear when they were fishing or hunting at any considerable distance from the camp. One of the party to whom the complaint thereupon made what he called "klepalo."

The "klepalo" was merely a piece of well-seasoned oak plant two inches thick, six inches wide and four feet long. Through the center he bored a hole, passed a rope through it and suspended the plank from the branch of a tree. The cook "rang" the instrument by striking it with a mallet, first on one side and then on the other.

The man who made the "klepalo" had seen similar contrivances in small Bulgarian villages, where they are used instead of church bells to call the people to worship. A test of the instrument used by the campers showed that in ordinary weather conditions it could be heard two miles.

NEW YORK AVENUE IS REAL ESTATE MART

Thoroughfare Changes from Residence to Business Place in Seven Years.

Seven years ago New York Avenue was practically a residential street. Today there are thirteen real estate firms on that avenue, with new arrivals constantly coming.

Less than seven years ago, Dr. King occupied the northwest corner of Ninth street and New York Avenue, as his dental offices, which corner was later purchased by P. H. Russell and remodeled into apartments and offices for the Percy H. Russell Co., and O. B. Zantlinger occupying the first and second floors as their real estate offices.

The following firms have since located in the block: E. F. Saul, O. B. Zantlinger, Mandler & Co., A. S. Caywood, Percy H. Russell Co., J. Leo Kolb, Winfield Preston, Siye and Watson, A. K. Moses Co., Heine Bros., Mahan, Business Brokers and Chas. King, Jr.

Values have advanced 50 percent in the past seven years.

LEASE HOMES TO NEWCOMERS

A number of fine furnished houses have recently been leased through the agency of J. O. De la Cruz, a newcomer to prominent persons who have lately come to Washington. Among these are:

2300 R street northwest, to Capt. H. B. Clark of New York.

3100 Newark street, Cleveland Park, to C. D. Kerr, of New Jersey.

1742 S street northwest, to Jay W. Abbott, of New York.

229 A street southeast, to Mrs. E. E. Butler, of Virginia.

OLD-FASHIONED ORATORY.

What has become of the old-fashioned orator, the old boy who made the well-known welkin ring? Modern speakers don't satisfy our longing for language. We remember at least three orators of the old school. One of them at a funeral oration spoke of youth and age. Said he: "Spring-time's brightest green must fade and pass away to be replaced by deeper December's sombre hues."

Another, telling of a visit he had made to the place of his birth and boyhood, said of looking into a spring around which he had played as a child. He said: "When last I looked into its mirrored beauty I beheld the smiling face of a happy boy crowned with a mass of golden hair. Now I behold a broken old man, halting down the western hill of time, and on his brow there is the snow which no summer's sun can ever melt."

The third of our favorite orators said: "I have seen fragrant flowers in the hands of blushing beauty. I have gazed upon the loveliness of dew-kissed violets rivaling with their modesty the majesty of lilies of the valley. I have seen gorgeous roses lending brilliance to sparkling eyes. But, gentlemen, the most beautiful bouquet that ever burst into bloom before away to be replaced by a royal flush."—Dallas Pitchfork.

REGISTER ALIEN ENEMIES.

Persons most familiar with the problem of the treatment of alien enemies in belligerent countries, and who have had the advantage of European experience and observation, feel that we are making a mistake in not taking an exact registration of the Germans in the United States. The officers of the government charged with the general supervision of the alien enemies now at large, and who would be responsible for taking them up in the event that internment was work vastly simplified if they could know definitely and precisely who the Germans in this country, where they live, their occupations, their age and the number of their dependents.

—Edward G. Lowry in the Saturday Evening Post.

18 Houses Complete—12 Sold 4 Sold This Week.



This subdivision when completed will comprise 50 individual, ideal homes of the Breuninger type and standard of perfection.

Price, \$4,650—Easy Terms. Exhibit Home, No. 628 Otis Street N. W. Open, lighted, 9 p. m. Take 9th St. cars to Otis St.

L. E. Breuninger & Sons, Owners and Builders, Colorado Building.

FEW VACANT HOUSES FOUND IN CAPITAL

Influx of People to City Takes Up Unoccupied Homes.

As a result of the large influx of prominent men from all sections of the country into Washington to become connected with the various phases of war activity, desirable residences are much in demand.

Previous to the declaration of war all real estate offices posted long lists of "for rent" of apartments and houses, while at present there are very few really desirable residences on the list.

Within the past three months more than 200 parties have been leased to prominent men who will, in all likelihood, remain here until the war is over.

Breuninger Completes

Fine New Subdivision

L. E. Breuninger & Sons have about completed their new subdivision which will comprise fifty individual ideal homes of the Breuninger type and standard of perfection.

This new and desirable subdivision is situated between Georgia Avenue and Soldiers' Home, one-half block from Park View School.

These homes are constructed of first-class materials, artistic in design, built of Hutter brick laid up in cut mortar; concrete porches with artistic stone rail and balusters, all combining to bring about an air of distinction and individuality.

The Policeman's "Billy" Becomes a Whistle.

The inventors have discovered that the ordinary hardwood club of the policeman is not so efficient as it looks.

James A. Byrne, of West Orange, N. J., has been struck by the fact, says the Popular Science Monthly for August, that when an officer clutches a prisoner with one hand and his club with the other, he is not in a position to take his whistle from his pocket. Mount a whistle on the end of his club, and the problem is solved. The whistle is inserted in the handle of the club; an opening near the top permits the escape of air when the whistle is blown. Both the neck and the mouthpiece of the whistle project beyond the handle end of the club, but they are concealed from view by a cap held in position by a spring catch. If the policeman wishes to blow the whistle in an emergency, he pushes a push button and the cap flies back, exposing the whistle to view.

"The Wilton"

1931 17th St. N. W.
2 rooms and bath, \$25.50
5 rooms and bath, \$35.50
4 rooms and bath, \$32.50

The Observatory

Wisconsin Ave. and Hall Place.
3, 4 and 5 rooms, \$30.50 to \$45 (New Building)

1812 Vernon N. W.

7 rooms, 2 baths, \$65 to \$75 (Ready about Nov. 1.)

W. J. PILLING

1405 Eye Street N. W.



REAL ESTATE NOTES.

J. Leo Kolb has enlarged his office on New York Avenue, having taken the adjoining store and remodeled it. Percy Russell is a great believer in New York Avenue as the coming real estate section of Washington.

Banes Realty Company moved to larger quarters at 904 Fourteenth street, J. L. Watson, president of the firm, says it is great to be back in his old office again.

F. W. Heine, Jr., of Heine Bros., purchased one of the houses constructed by Charles W. King, sr., on Iowa Avenue northwest for a home.

Siye & Watson recently moved their office to 908 New York Avenue.

John O. Allen, of W. J. Phillips Company, says that people are almost fighting to get apartments.

Speaking along the same lines Mr. Reeves, sales manager of H. R. Howenstein Company, says that they are selling houses faster than they can complete them.

L. Gibbon White has completed the construction of two new apartment buildings at 1815 and 1855 California Avenue northwest. Both structures are four stories high and contain apartments of three, four and five rooms each with baths. A feature is that they are so planned that they can be made into apartments of from three rooms and one bath to eight rooms and two baths. The buildings are thoroughly fireproof and contain

all modern improvements, including large porches. The location is admirable, being in Washington Heights, and convenient to both car lines.

John F. Donohoe & Sons, Inc.,
314 Pennsylvania Ave. S. E.

We have more demands for houses than we are able to supply. If you have anything for rent in houses or apartments, let us have it at once and we will find you a tenant.

We guarantee satisfactory results

John F. Donohoe & Sons, Inc.,
314 Pennsylvania Ave. S. E.

A Wonderful Selection of Houses and Apartments for Rent and for Sale at This Office

A splendidly equipped office, with a most efficient corps of clerks, who will cheerfully render any possible assistance in making househunting a pleasure. You will enjoy living in one of our houses or apartments. Don't fail to interview us before selecting a home.

GARDINER & DENT, Inc.

717 Fourteenth Street Northwest

NOTICE TO RENTERS

If your demands are reasonable, we will find you the house, apartment, store or offices you want to rent.

AUTOMOBILE SERVICE

Banes Realty Company, Inc.

904 14th St. N.W. Phone Main 2292

At Your Service

RENTS

920 RENTS 920

HEINE BROS. REAL ESTATE

LOANS INSURANCE

At Your Service

6-room Bungalow; 3/4 acres ground; tile bath; hot-water heat; open fireplace; two squares of car line.

2 squares 14th street—5-rm. Bungalow; a. m. i.; lot 50x150; beautiful shade trees and lawn.

\$3,500 TERMS TO SUIT.

\$4,250 TERMS.

Falls Church, Va.—7-rm. house; hot-air heat; bath; porches around entire house; water; lot 75 x153; good fruit. Worth \$3,500. Sacrifice for

\$2,000

Consult Our Large "For Rent" List

920 NEW YORK AVENUE.

BANES REALTY COMPANY, Inc.

ANNOUNCE THE REMOVAL OF THEIR OFFICES FROM

737 THIRTEENTH STREET NORTHWEST TO THEIR NEW OFFICES

904 FOURTEENTH STREET NORTHWEST

A Downtown Bargain

10 rooms and bath; completely furnished; a genuine opportunity. To close out an estate this property will be

Sacrificed for \$4,750

EASY TERMS.

W. R. MARSHALL

REAL ESTATE AND BUSINESS BROKER,
913 New York Avenue
BUSINESS PLACES SOLD AND EXCHANGED

BARGAINS

A country place in the city. Worth \$4,000. Price, \$3,250.

Two acres with good house in Montgomery County, Md. Only \$200 cash. Balance monthly. Reduced to \$2,950.

Three-story, 10-room brick house, in good northwest section. Worth \$5,500. Only \$3,500.

OTHER BARGAINS.

PERCY H. RUSSELL CO., 9th & N. Y. Ave. N.W.

ONLY ONE LEFT

1437 Irving Street N. E. \$4,850

Seven-Room Bungalow

Cement Porch, Hot-water Heat, Lot 50x153 Ft.

Sleeping Porch, Tile Bath, Shower.

Don't Miss This Opportunity to Get a Well-Equipped Modern Bungalow

Apply **A. H. CRNDORFF, Owner**
734 Fifteenth St. N. W., Room 107
Main 4784

At Your Service

6-room Bungalow; 3/4 acres ground; tile bath; hot-water heat; open fireplace; two squares of car line.

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